

RETURN

THIS INSTRUMENT PREPARED BY & RETURN TO:
Fred A. Morrison
McLin & Burnsed, P.A.
Post Office Box 491357
Leesburg, Florida 34749-1357

Utility Easement

RESERVED FOR RECORDING

THIS EASEMENT given the 23rd day of May, 2014, by **THE KRYSTAL COMPANY**, whose address is 1455 Lincoln Parkway, Suite 600, Dunwoody, GA 37346, hereafter referred to as Grantor, to **THE CITY OF LEESBURG, FLORIDA**, whose address is P.O. Box 490630, Leesburg, FL 34749-0630, hereafter referred to as Grantee,

WITNESSETH:

That for and in consideration of the sum of \$1.00 and other good and valuable considerations, in hand paid and tendered unto Grantor, receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns forever, a perpetual easement over and across the following described real property:

AS DESCRIBED ON EXHIBIT "A" ATTACHED

for the purpose of construction, installation, repair, maintenance, replacement and improvement of underground or above ground utilities, including but not limited to water, sewer, reuse water, natural gas, electricity, cable television, fiber optics, and telecommunications. If Grantee damages any surface improvements in its use of this easement, it shall repair any such damage at its expense, and restore the improvements to substantially the same condition they were in prior to the damage. Grantee is also given an irrevocable license, for so long as this Easement remains in effect, to cross the adjoining real property owned by Grantor, for the purpose of conducting any activities permitted by this Easement provided that such right of passage shall not interfere substantially with Grantor's use of its adjoining property.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever. Grantor does hereby warrant the title to the interests conveyed to Grantee hereunder and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has set his or her hand and seal the day and year first above written. As used herein, the term "Grantor" shall refer to that person, or those persons, so named above, and shall be interpreted as being singular or plural, and shall be considered to have the person, number and gender appropriate to the context of the named individuals or entities.

{SIGNATURES APPEAR ON FOLLOWING PAGE}

WITNESSES (two required)

GRANTOR: THE KRYSTAL COMPANY

Jan T
JAMES Throckmorton
 (Type or print name of Witness)

BY: *Brian Blosser*
 BRIAN BLOSSER, Vice President

Michael Olive
Michael Olive
 (Type or print name of witness)

STATE OF ~~FLORIDA~~ GA
 COUNTY OF Cobb

BEFORE ME, the undersigned Notary Public, personally appeared Brian Blosser, the Vice President of The Krystal Company, who acknowledged before me that he executed this instrument on the 23rd day of May, 2014, and who was either personally known to me, or who produced _____ as identification.

Meredith N Donohue
 NOTARY PUBLIC
Meredith N Donohue
 Type or print name of Notary

 Commission Number
6/6/14
 Commission expiration date



SKETCH OF DESCRIPTION

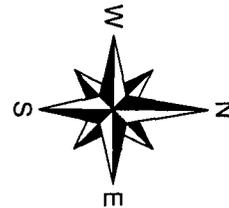
DESCRIPTION

THE NORTH 7.50 FEET, THE WEST 7.50 FEET, THE SOUTH 7.50 FEET AND THE EAST 15.00 FEET OF THE FOLLOWING:

THE NORTH 210 FEET OF THE WEST 170 FEET OF THE EAST 210 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

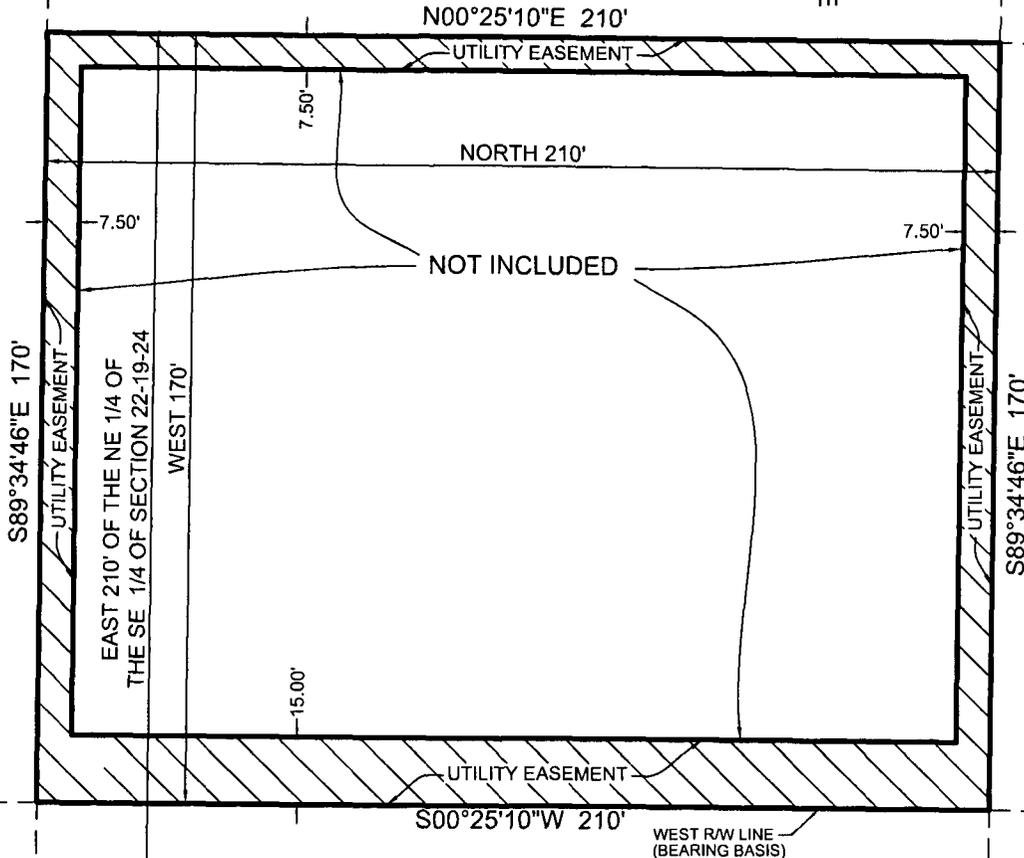
CONTAINS 6937 SQUARE FEET OR 0.1592 ACRES, MORE OR LESS.

PARCEL NUMBER: 221924000400018400,
PROPERTY ADDRESS: 807 NORTH 14TH ST LEESBURG FL 34748
OWNER: SUNNY SOUTH INVESTMENTS LLC



PARCEL NUMBER:
221924000100001504,
PROPERTY ADDRESS:
921 NORTH 14TH ST
LEESBURG FL 34748
OWNER:
MSF GATEWAY LLC C/O
MARVIN F POER & CO

PARCEL NUMBER: 221924000400018600,
PROPERTY ADDRESS: 745 NORTH 14TH ST LEESBURG FL 34748
OWNER: SUNNY SOUTH INVESTMENTS LLC



PARCEL NUMBER: 221924000100001502
PROPERTY ADDRESS: 917 NORTH 14TH ST, LEESBURG, FL 34748
OWNER: S & P ASSOCIATES LLC

14TH STREET (STATE HIGHWAY 27)
(80' RIW)

EAST 1/4 CORNER
SEC 22-19-24

THIS SKETCH IS NOT A BOUNDARY SURVEY.

JOB #38672
CF#22-19-24KRYSTALS-SOD
DATE: 2/25/2014
SCALE: 1" = 40'
DRAWN BY:

PREPARED FOR: Z DEVELOPMENT SERVICES
BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED WEST R/W LINE OF 14 STREET, BEING: S00°25'10"W (ASSUMED).

REVISIONS:

THIS SKETCH MEETS THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



ACCURIGHT SURVEYS
OF ORLANDO INC., LB 4475
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Admin@AccurightSurveys.net
PHONE: (407) 894-6314 FAX: (407) 897-3777

LEGEND	
CLC	- CENTERLINE
CL	- CALCULATED
CBW	- CONCRETE BLOCK WALL
CLF	- CHAIN LINK FENCE
CM	- CONCRETE MONUMENT
CP	- CONCRETE PAD
CONC	- CONCRETE
COVD	- COVERED
CW	- CONCRETE WALKWAY
D	- CENTRAL ANGLE
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DW	- DRIVEWAY
EP	- EDGE OF PAVEMENT
ESMT	- EASEMENT
FEE	- FINISHED FLOOR ELEVATION
FND	- FOUND
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
MEAS	- MEASURED
MS	- METAL SHED
N&D	- NAIL & DISK
ORB	- OFFICIAL RECORDS BOOK
P&M	- PLAT & MEASURED
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
RW	- RIGHT OF WAY
R	- RADIUS
TYP	- TYPICAL
UB	- UTILITY BOX
UE	- UTILITY EASEMENT
WF	- WOOD FENCE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.